



**South
Derbyshire**
District Council
Community and
Planning Services

South Derbyshire Draft Consultation Statement



October 2013

South Derbyshire Changing for the better

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Purpose of document

This Consultation Statement sets out how South Derbyshire District Council has undertaken community consultation and stakeholder involvement in preparation of the Local Plan Part 1 (formally known as the Local Development Framework Core Strategy). The document describes the consultations undertaken, outlines who was consulted and how, presents a summary of the main issues raised and explains how they have shaped the Local Plan.

The National Planning Policy Framework paragraph 155 sets out the Government's principles for community engagement; "Early meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made". This replaces previous guidance contained in Planning Policy Statement 12 (PPS12).

This Consultation Statement has been produced to fulfil the requirements set out in The Town and County Planning (Local Planning) (England) Regulations 2012 and forms a draft version of the statement defined in regulation 22 comprising, "a statement setting out:

- (i) which bodies and persons the local planning authority invited to make representations under regulation 18,
- (ii) how those bodies and persons were invited to make representations under regulation 18,
- (iii) a summary of the main issues raised by the representations made pursuant to regulation 18,
- (iv) how any representations made pursuant to regulation 18 have been taken into account;
- (v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
- (vi) if no representations were made in regulation 20, that no such representations were made;

When work commenced on the Local Plan, the relevant regulations were those produced in 2004 followed by updates in 2008 and 2009. These regulations were then replaced entirely by those published in April 2012 in the Town and Country Planning (Local Planning) (England) Regulations 2012. Work produced under the previous regulations is still valid; however the specific regulation (including number) may have changed.

Statement of Community Involvement

In March 2006, the Council adopted its Statement of Community Involvement (SCI), which sets out how the community and other stakeholders will be engaged in the preparation of the Local Plan and development management matters.

The Town and County Planning (Local Development) (England) (Amended) Regulations 2008 altered the stages of production of a development plan document

(regulation 26, the Preferred Options stage, was removed). Under the current legislation there are two stages where the document should be subject to consultation: regulation 18, where issues and policy options are explored and regulation 19, the formal consultation on the publication draft plan.

The District's SCI was produced before the pre-2008 regulations, however its content is still considered to be consistent with the 2008 requirements. The Council has undertaken more consultation than is required under regulation 18. This has ensured that the public and stakeholders have had the opportunity to engage in the preparation of the Local Plan.

The SCI proposes possible methods of consultation involvement and indicates the approach which will be used to involve the community in the preparation of the local plan. It also includes the approaches that may be used if it is believed to be beneficial and or the resources are available. The Council have undertaken a range of consultation methods, which are considered to be consistent with the SCI.

Duty to co-operate

Section 110 of the Localism Act 2011 sets out Local Authorities' Duty to Co-operate. Local Planning Authorities must "engage constructively, actively and on an on-going basis" during the preparation of local plans when they relate to strategic matters. Strategic matters are defined as development including infrastructure that "would have a significant impact on at least two planning areas".

Partnership working has been a key element in the preparation of South Derbyshire's Local Plan Part 1 and the authority has worked closely with other local authorities within the Derby Housing Market Area (HMA). The Derby HMA covers the authorities of South Derbyshire, Amber Valley and Derby City in conjunction with Derbyshire County Council. Due to the functional relationship across the Derby HMA, particularly regarding housing markets and travel to work patterns, aligned working on the respective Local Plans was agreed. It was considered that preparing separate but aligned Local Plans will enable the authorities to achieve consistency.

To facilitate close working relations across the Derby HMA, the following groups exist:

- Derby HMA Joint Advisory Board: which comprises committee chairs/portfolio holders and chief executives from each Local Authority. The Joint Advisory Board meet on a quarterly basis and their role is to advise on spatial planning and implementation matters of mutual concern within the Derby HMA. The Joint Advisory Board makes representations to the relevant Local Authorities in the HMA but has no executive powers.
- Coordination group: Planning policy officers from South Derbyshire, Amber Valley and Derby City attend a coordination group, usually held fortnightly. Coordination group discusses the progress of the Local Plan and makes decisions regarding the development of the Local Plan, including consultations and the production of a joint evidence base, to help ensure that the HMA Local Plans are aligned and progressing.

Along with the above, the HMA authorities have worked jointly on the following areas of the evidence base:

- Strategic Housing Market Assessments 2013
- Education Position Statement
- Transport Position Statement 2012
- Housing Requirement Study 2012

- Derby Urban Area – Traffic Impact Assessment Report 2012
- Green Belt Study 2012
- Gypsy and traveller accommodation assessment 2008
- Derby HMA Strategic site options study final report 2010

Throughout the preparation of the Local Plan the Council has also consulted its neighbouring authorities outside the Derby HMA, including East Staffordshire and North West Leicestershire. At a minimum, consultation letters have been sent to neighbouring Authorities at each stage of the Local Plan process and in some instances cross boundary officer groups between South Derbyshire and neighbouring authorities have taken place.

A separate document setting out in detail how the Council has discharged its responsibility under the duty to cooperate will be published alongside the proposed submission vision of the Local Plan Part 1.

Local plan consultation stages

A number of consultations have been carried out as part of the Local Plan process. The following table summarises the key stages of the development of the Local Plan Part 1.

Stage in Local Plan Part 1	Consultation Period
Issues and Ideas	January 2009 - 3 April 2009
Issues and Alternative Options	January 2010 - 28 May 2010
Your Neighbourhood: Talk to us	February 2011 – 3 May 2011
Options for Housing Growth	July 2011 - 30 September 2011
Preferred Growth Strategy	October - 21 December 2012

Consultation Methods

The District Council has used a broad range of methods to consult and engage with stakeholders and the public. The table below provides a summary of the consultation methods used at each consultation stage.

	Issues and Ideas	Issues and Alternative Options	Your Neighbourhood: Talk to Us	Options for Housing Growth	Preferred Growth Strategy
Letters or emails to all individuals and organisations on the LDF consultation database	✓	✓	✓	✓	✓
Letters or emails to South Derbyshire District Councils Councillors and MP.	✓	✓	✓	✓	✓
Letter to Parish Councils	✓	✓	✓	✓	✓
Consultation documents available to review at Council Offices	✓	✓	✓	✓	✓
Consultation document available to review online.	✓	✓	✓	✓	✓

Banner advertising the consultations on South Derbyshire District Council's website homepage.		✓	✓	✓	✓
Hotlink to consultation information from South Derbyshire's District Council website homepage		✓	✓	✓	✓
Information displayed on the screen in South Derbyshire District Council reception.		✓			✓
Information displayed on the PC screens in South Derbyshire District Council reception.		✓			
Press Releases	✓	✓	✓	✓	✓
Newspaper articles		✓	✓	✓	✓
Tweets		✓	✓	✓	✓
Drop in events/public exhibitions with officers in attendance		✓	✓	✓	✓
Presentations or information given out at Area Forums		✓	✓	✓	✓
Letters to all parents of pupils at all Primary Schools within South Derbyshire			✓	✓	
Letters to all parents of pupils at all Secondary Schools within South Derbyshire			✓		
Video uploaded onto You Tube					✓
Questionnaires	✓	✓	✓	✓	✓
Member workshop/training	✓	✓	✓	✓	✓
Stakeholder events		✓		✓	✓
Leaflets at Connexions office		✓			
Distribution of posters		✓	✓	✓	✓
Flyers at the Festival of Leisure				✓	
Radio Interviews		✓		✓	
Use of QR Code on summary leaflets and notice boards					✓
Short URL Code to webpage on the consultation			✓	✓	✓
Local Plan Blog					✓
Public meetings	✓	✓			
Consultation information given to all South Derbyshire libraries	✓	✓	✓	✓	✓
Information given to/ presented to the Local Strategic Partnership	✓	✓	✓	✓	✓

Further information regarding each consultation stage is explained within this document and is supported by a comprehensive set of appendices.

Consultation on Issues and Ideas (January – 3rd April 2009)

Introduction

In January 2009 South Derbyshire District Council published its first consultation document towards its Local Plan – Issues and Ideas. The document set out the Council's initial thoughts on the main questions which needed to be addressed in identifying the right options for future development within South Derbyshire, such as the District vision, employment, housing, rural issues, heritage and conservation to name a few.

Consultation on Issues and Ideas ran from January until the 3rd April 2009. The Issues and Options document and responses to the consultation can be found on the Council's website [here](#).

Who was invited to be involved at this stage and how?

Different methods of public consultation were used to maximise community and stakeholder engagement in the process.

The methods used included:

- a) All organisations and individuals on the LDF consultation database were contacted by letter, or email where provided, with an enclosed summary leaflet, which informed consultees of the consultation, how to find further information and how to make representations. Two different letters were sent, one was aimed at statutory consultees and developers and the other aimed at general amenity consultees (appendix A1 & A2).

All South Derbyshire Councillors, Parish Councils and South Derbyshire MP were sent a hard copy of the Issues and Ideas document and a summary leaflet (appendix A3, A4 & A5). Board members and partners of the Local Strategic Partnership were emailed separately to inform them of the consultation and provide details of where the Issues and Ideas document could be found on South Derbyshire's website (appendix A6 & A7).

A follow up email was sent to those on the LDF database; to remind consultees of the closing date of the consultation and that there was still time to comment (appendix A8).

- b) A paper **reference copy** of the Issues and Ideas document was available to view in South Derbyshire District Council's main reception along with questionnaires to complete.
- c) **Questionnaires** were produced which asked consultees their thoughts on the Issues and Ideas document. The questionnaire was available to download from the Council's website and consultees were able submit comments online by registering on the District Council's website (appendix A9).

- d) The Issues and Ideas **webpage** on the Council's website provided information on the consultation along with an electronic copy of the questionnaire and the Issues and Ideas document.
- e) Reference copies of the Issues and Ideas document along with questionnaires were available at all South Derbyshire **libraries**, plus libraries in adjoining areas at Derby Central, Borrowash, Mickleover, Sinfin, Blagreaves Lane, Burton upon Trent and Ashbourne.
- f) At the time of the consultation speculation about development proposals in Etwall, particularly development at Egginton Common, had given rise to strong local feeling within the area. In response residents in Egginton, Etwall and surrounding villages were invited to a **public meeting** on the 19 February 2009 at Etwall, called by South Derbyshire District Council planning managers. to hear about future building plans within the area. The Planning Policy Manager provided a PowerPoint presentation on the role of the Local Development Framework, the current consultation (Issues and Ideas) and how to get involved. The process of planning applications was also presented at this meeting by the head of development control. A question and answer session followed. A generic press release was sent promoting the public meeting (appendix A10) along with a specific press release to the Burton Mail (appendix A11). Those concerned about development at Etwall also produced posters advertising the public meeting (appendix A12). Notes from the consultation meeting can be found in appendix A13. The Burton Mail published a following up article on the 21 February 2009 regarding the public meeting (appendix A14). Within this article an error was reported which was later redacted in an article published on the 24 February 2009 (appendix A15). In addition This Is Derbyshire also published an article regarding the public meeting on the 20 February 2009 (appendix A16).
- g) On 9 January 2009 a **presentation** was given to the **Local Strategic Partnership** on the Issues and Ideas consultation (appendix A17).
- h) An **LDF Member workshop** was undertaken on the 17 March 2009 to update South Derbyshire District Council's Members on the process and progress of the LDF, exploring the content of the LDF vision and identifying some key LDF objectives (appendix A18).
- i) A **Member priorities seminar** was undertaken on 14 July 2009 in which members of the planning policy team sought to understand South Derbyshire District Councils Member's priorities for their ward (appendix A19).
- j) An article regarding the consultation was published by the Burton Mail (appendix A20).
- k) An article was published regarding a 'memorandum of understanding' between South Derbyshire and East Staffordshire to work closely on development likely to have a large impact on both areas (appendix A21).

What were the main issues the representations raised?

- The majority of consultees agreed that there is potential to harnessing renewable, low carbon or locally generated energy in the District and that it is desirable to make provision for renewable energy installations in the District. However the majority of responses received did suggest that there is a threat

or potential threat to the landscape character of the District from renewable energy.

- A mixed response was received on whether there are opportunities which can be justified for the promotion of eco buildings exceeding the national building regulations.
- There was a divide between developers and residents on whether the Core Strategy should plan for levels of growth significantly different to those set out in the RSS. In the main residents suggest that the Core Strategy should not plan for levels of growth significantly different to those set out in the RSS or should plan for less, while developers suggested that the Core Strategy should plan for growth higher than the RSS.
- The majority of the responses received suggest that housing development should be located around the Derby Principle Urban Area and Swadlincote and some consultees suggested that the location of housing development should reflect the distribution within the RSS. A mixed response was received on whether housing development, and how much housing development, should occur in rural areas.
- The majority of consultees suggested that a mix of dwellings are needed in South Derbyshire.
- Regarding particular housing needs arising from specific sections of the population which are unlikely to be adequately met through general housing provision, housing for the older generation was mentioned most by respondees.
- A mixed response was received on whether the appropriate threshold for affordable housing should be on sites of 15 or more dwellings.
- The majority of consultees suggested that a uniform approach to residential density should not be applied across the District.
- Consultees were asked whether there are major transport schemes/routes that are required in addition to the Woodville - Swadlincote Regeneration Route. A range of schemes/routes were suggested (see appendix A22)
- Very few respondees suggested how much new employment land should be provided within the District to 2026. Some locations for employment were however suggested by consultees (see appendix A22).
- In regards to Green Belt the majority of responses support the continued use of the Green Belt to prevent key settlements from coalescing. Two consultees suggested that a review of the Green Belt should be undertaken and two consultees suggested specific locations for alterations to the Green Belt.
- Comments were received regarding specific settlements in the District, including factors which residents like and dislike about their neighbourhood, what needs improving and any concerns they may have.

A full summary of representations received for this consultation can be found in appendix A22.

How were the representations taken into account?

Further evidence was required and undertaken to establish the potential for renewable and low carbon sources of energy within the Derby HMA.

Due to the Government's intention to abolish RSS in 2011 and the revocation of the East Midlands RSS in 2013 it was necessary for the Local Authority to establish its own housing need based on evidence, instead of allocating South Derbyshire's housing provision based on the RSS, which was the case at the time of the Issues and Ideas consultation. Further work was undertaken to establish the Derby HMA's housing needs with further consultations including questions regarding housing provision.

The East Midlands RSS provided the housing provision figure for the Principle Urban Area and the rest of South Derbyshire. As mentioned above the East Midlands RSS was abolished in 2013 therefore the Authority undertook additional work to establish the proportion of new housing to be located around the edge of Derby, and the rest of South Derbyshire and proposed sites for housing development. Further consultations were undertaken regarding this matter.

Further work on the evidence base was undertaken for the Derby Housing Market Area to establish the types of homes needed – both market and affordable – and what housing is needed to meet specific groups with the population including older people and those with disabilities. This evidence was then used to help shape policies within the Local Plan.

A uniform policy for residential density was not included in the drafting of the Core Strategy. It is considered that adopting an area based approach will have a more beneficial effect in respect of ensuring appropriate housing delivery and protecting the natural and built environment.

With regards to improvements to transport schemes/routes, further evidence was required to establish what transport improvements are required to accommodate additional development. This evidence has helped influence the mitigation measures and transport schemes within future consultations.

Further work was required to establish the need for new employment sites and establish where potential employment sites could be located within the District.

At this stage, further work was required to establish whether the Green Belt within the District still performs its function and whether any alterations to the Green Belt could be justified.

Responses received regarding specific locations in the District were summarised and incorporated into the area profiles and summary profiles in the Your Neighbourhood: Talk to Us consultation.

Consultation on Issues and Alternative Options (January 2010 – 28 May 2010)

In January 2010 the District Council started consultation on its Issues and Alternative Options document. The Council sought views on:

- a list of key issues to be addressed
- a draft vision for South Derbyshire
- a number of strategic objectives for guiding future change
- a number of alternative options for how the District might develop and grow in the future and in what locations.

Consultation on Issues and Alternative Options ran until 28 May 2010. The initial deadline for the consultation was the 31 March 2010. However due to the high interest in the Local Plans across the Derby HMA, the three authorities (South Derbyshire District Council, Derby City and Amber Valley Borough Council) decided to extend the consultation period.

The Issues and Alternative Options document and responses to the consultation can be found on the Councils website [here](#).

Who was invited to be involved at this stage and how?

Different methods of public consultation were used to maximise community and stakeholder engagement in the process, including:

- a) All organisations and individuals including statutory stakeholders, interest groups, developers and agents and other individuals whose details were on the LDF consultation database, were contacted by letter or email (where provided), with an enclosed or attached summary leaflet, to inform them of the consultation, how to find further information and how to make representations. In total 414 **emails** and 789 **letters** were sent (appendix B1 and B2).

All South Derbyshire Councillors and Parish Councils were sent a hard copy of the Issues and Alternative Options document, a summary leaflet and a questionnaire. A further letter was distributed to the Councillors regarding the public exhibitions (appendices B3, B4 & B5). South Derbyshire's MP was also sent a letter and hard copy of the consultation document (appendix B6).

A further email was sent to those on the LDF database to remind consultees of the current consultation and inform that public exhibitions within the District had been organised (appendix B7).

A further letter on the 26 March 2010 was sent to those on the LDF database informing consultees of the extended consultation deadline (appendix B8).

- b) **Posters** advertising the consultation were distributed to all Parish Councils and libraries. Posters were also located on notice boards within Swadlincote Town Centre, Sharpes Pottery and Tourist Information Centre, Sir Nigel Gresley Pub Swadlincote, Green Bank Leisure Centre, Adult Education Centre, Hilton Village Hall, and South Derbyshire District Council Offices (appendix B9).

- c) Posters, reference copies of the full document, together with summary leaflets and questionnaires to take way were distributed to all South Derbyshire **Libraries** and libraries located within: Burton upon Trent, Derby Central, Blagreaves Lane (Littleover), Mickleover, Alvaston, Borrowwash, Ashbourne, Sinfin and Willington and Chellaston post office and two mobile libraries.
- d) **Leaflets** on the consultation were distributed to the Connexions Office within Swadlincote (appendix B10).
- e) A paper **reference copy** of the Issues and Alternative Options document and questionnaires to complete were available at South Derbyshire District Council offices.
- f) During the consultation period an advert regarding the Issues and Alternative Options consultation was added to a rolling presentation on the **screens** within the Council Office's **main reception**.
- g) Information advertising the consultation was displayed on the **PCs** in reception at the Council Offices.
- h) A **banner** advertising the Issues and Alternative Options document was uploaded on the front page of South Derbyshire District Council's website homepage, during the consultation period. A **hotlink** on this banner took you directly to the Issues and Alternative Options webpage, which provided further information on the consultation, and contained the main document and questionnaire to download.
- i) **Questionnaires** were produced which asked consultees their thoughts on the Issues and Alternative Options document. The questionnaires were available at all drop in events, all South Derbyshire Libraries (and the other libraries listed above) the District Council's main reception and was available to download from the District Council's website (appendix B11). Consultees could also register and submit comments online.
- j) Drop in events were publicised on the **District Council's website**, along with the Issues and Alternative Options document and questionnaire to view online or download.
- k) Five **drop in events**, were held in various locations, with the aim of reaching different sections of the community. Members of the planning policy team were at the events to talk through the consultation and answer any questions members of the public and other stakeholders may have.

South Derbyshire Officers also attended five of Derby City public meetings at Mickleover, Chellaston, Sinfin, Littleover and Alvaston.

The drop in events took place at the following venues:

Venue	Date	Time
Melbourne Leisure Centre, Melbourne	23 February 2010	10am –7pm
Swadlincote Town Hall, Swadlincote	24 February 2010	10am –7pm

Hilton Village Hall, Hilton	4 March 2010	10am – 7pm
Stenson Fields Primary School, Stenson Fields	19 March 2010	3pm – 6pm
Mickleover	31 March 2010	4pm – 8pm

Details on the number of people who attended each drop in event can be found in appendix F1.

- l) The consultation events were announced three times on **Twitter** during the consultation period.
- m) South Derbyshire District Council, Amber Valley Borough Council and Derby City Council issued a joint **press release** advertising the consultations (appendix B12) and South Derbyshire District Council published two further press releases to publicise the District Council's public exhibitions (appendix B13 & B14).
- n) An **article** regarding the consultation was published online in the Derby Telegraph on the 26 January 2010 (appendix B15).
- o) At the request of Woodville Parish Council and Etwall Parish Council, the Development Management Manager and Planning Policy Manager attended Woodville Parish **Council meeting** on the 16 February 2010 and the Planning Policy Manager attended Etwall Parish Council meeting on the 15 March 2010. Planning Policy Officers engaged with the two parishes to discuss the consultation and any potential development which could impact upon them.
- p) Planning Policy Officers attended **Mickleover Public Meeting** on the 3 March 2010 and **Chellaston Residents AGM** on the 24 March 2010. The officers talked through the current consultations and responded to questions asked.
- q) A Presentation was given to the **Parish Liaison Group** on 17 February 2010 regarding the Issues and Alternative Options consultation.
- r) A presentation was given to the **Local Strategic Partnership Sustainable Development Group** on the consultation.
- s) A meeting on the 28 January 2010 took place with Planning Policy Officers and the **Local Strategic Partnership Board** to discuss the consultation.
- t) Councillor Heather Wheeler, Leader of the Council at the time, was interviewed on Touch FM on 20 February 2010, regarding the consultation. A Derby City Planning Policy Officer was also interviewed on BBC **Radio Derby** to discuss the Derby HMA consultations.
- u) A **Member workshop** was undertaken on the 16 March 2010 to inform elected Members of the consultation and the local plan process.
- v) A **Developers Forum** was held at the Council Offices on 13 July 2010.
- w) Presentations on the Issues and Alternative Options consultation were given at the following **Area Forums**: Swadlincote (26 January 2010), Repton (27

January 2010), Linton (1 February 2010), Melbourne (2 February 2010), Melbourne (3 February 2010) and Newhall (8 February 2010) (appendix B16).

- x) The **Community Voluntary Service** (CVS) emailed those on their consultation database to inform of the local plan consultation and publicise the public exhibitions.

What were the main issues the representations raised?

- The consultation provided three options in regards to housing growth in South Derbyshire. Option 1: make provision for the Regional Plan 2006-2026 requirements; option 2: anticipate the review of the Regional Plan and extend the end date of the Core Strategy to 2031; and option 3: make provision for an amount in excess of the Regional Plan requirement. From the representations received, Option 1 was the most popular option.
- Three options were provided in regards to how much new employment land should be provided in the Derby HMA. Option 1: provide a total amount of new employment land across the HMA in line with the recommendation of the employment land review; option 2: provide a total amount of new employment land across the HMA below that recommended in the employment land review and; option 3: provide a total amount of new employment land across the HMA above that recommended in the employment land review. From the representations received, Option 1 was the most popular choice.
- Five main spatial options or broad areas for housing growth were suggested around the PUA. The options can be seen below in order of preference:
 - Option 5: Boulton Moor (66 respondees chose this option)
 - Option 4: Chellaston (59 respondees chose this option)
 - Option 3: Sinfin (51 respondees chose this option)
 - Option 1: Mickleover area (51 respondees chose this options)
 - Option 2: Littleover (49 respondees chose this option)All of the options received both positive and negative comments.
- Two options were provided in regards to housing delivery within the PUA, either multiple locations or a single location. Option 1, multiple locations, received the most support by a substantial margin.
- Three options were provided regarding where employment provision could be allocated in the PUA. Option 1: mixed use urban extensions to Derby; option 2: within Derby and option 3: within South Derbyshire and Derby. Option 2 was the preferred option followed by option 3. Option 1 received substantially less support.
- Four options were provided in regard to managing existing and future travel demands and behaviours in the PUA and non-PUA. Option 1: minimum intervention; option 2: demand management; option 3: measures to increase use of alternatives to the car and; option 4: highways based improvements. In the case of the PUA and non-PUA option 3 was the preferred choice.
- Four options in regards to housing distribution outside the PUA were suggested. The options can be seen in order of preference:

- Option 4: Swadlincote and redevelopment of a major brownfield development site in the vicinity of the former Drakelow Power Station (144 respondees chose this option)
 - Option 1: Swadlincote Focused Growth (101 respondees chose this option)
 - Option 2: Swadlincote and limited development in named villages (41 respondees chose this option)
 - Option 3: Swadlincote and maximum development in named villages or rural locations where potential development exists (32 respondees chose this option)
- Five options were provided regarding the direction of growth in Swadlincote. The options are in order of preference:
 - Option 4: A combination of locations (54 respondees chose this option)
 - Option 1: Extensions to the west and south west (24 respondees chose this option)
 - Option 3: Extensions to the south (10 respondees chose this option)
 - Option 2: Extensions to the east (8 respondees chose this option)
- Two options were provided regarding employment land provision outside the PUA. Option 1: no additional provision and option 2: increased provision. Both options received a similar number of respondees supporting the option, with option 1 receiving slightly more support than option 2 (47 responses in support to 41).
- Two options were provided in regards to regeneration options in Swadlincote and Woodville. Option 1: employment led regeneration and option 2: mixed use regeneration. Both options received a similar level of support with option 1 receiving slightly more with 32 responses in support to 27.
- Four locations (with an additional option of no sites) were provided regarding strategic distribution (logistic facility). The options can be seen below in order of preference:
 - Option 3: Drakelow Power Station (56 respondees chose this option)
 - Option 2: Willington Power Station (39 respondees chose this option)
 - Option 5: no sites (35 respondees chose this option)
 - Option 1: A38/A50 area (31 respondees chose this option)
 - Option 4: Sinfin Moor (28 respondees chose this option)
- The majority of consultees agree with the use of Building For Life in guiding design quality.
- With regards to delivering improvements to energy efficiency in developments, three options were provided. Option 1: use building regulations; option 2: set targets and; option 3: higher targets on specific sites. Option 2 was the most popular option.
- The consultation sought views on whether development should be allowed in the flood plain. Two options were provided; option 1: no development in the flood plain and option 2: a special exceptions policy. Option 1 received the majority of support.
- With regards to water supply the consultation asked whether the Core Strategy should require water consumption rates in new homes to be below

125 litres per person per day, set out in building regulation's or whether higher standards should be set. Setting higher standards was the preferred option.

- Two options were provided on how Sustainable Urban Developments (SUD) can be delivered through the Core Strategy. Option 1: business as usual (seek sustainable drainage systems wherever practical in accordance with PPS25 and the East Midlands Regional Plan), option 2: higher standards (specification of high environmental standards relating to surface water management. Option 2 was the preferred option by consultees.
- Two options were provided in regards to increasing the provision of affordable housing. Option 1: set a lower thresholds size for qualifying sites and option 2: increase the provision of affordable housing required on sites which exceed the qualifying site size threshold). Option 1 was the most popular option.
- Two options were provided regarding housing density. Option 1: set a minimum density and option 2: an area based approach. Option 2 was the most popular option by a substantial amount (85 responses in support to 28).
- The consultation sought views on whether there is a need to seek a proportion of Lifetime Homes in advance of national standards in the Core Strategy. Three options were provided. Option 1: use building regulations; option 2: set targets for lifetime homes in advance of statutory building regulations; and option 3: set higher targets for lifetime homes on specific strategic/exemplar sites. Option 1 was the preferred option.
- Two options were provided on the extent to which non-retail uses should be resisted in the central shopping street in Swadlincote; Option 1: priority to A1 uses and option 2: mixed use approach. Option 2 was the preferred option.
- With regards to how infrastructure should be funded, four options were provided. Option 1: wider developer contributions; option 2: S106 contributions; option 3: introduce levy; and option 4: introduce levy and S106. Option 1 and 2 were the preferred choices.

A full summary of representations received for this consultation can be found in Appendix B17.

How were the representations taken into account?

The consultation provided a vision and strategic objectives for the Derby HMA. These were not carried forward into future consultations or into the Draft Local Plan. It was considered that having two separate visions and strategic objectives for the Derby HMA and South Derbyshire was not helpful.

Regarding housing provision, due to the Government's decision to abolish Regional Spatial Strategies and the revocation of the East Midlands RSS in 2013, (which enabled local authorities to set the amount of new housing provision within their administrative area), it was necessary to consult on the districts housing provision in more depth in future consultations and produce further evidence to establish the Derby HMA and South Derbyshire housing requirements over the plan period.

The three options in regard to how much employment land should be provided in the Derby HMA were based around the employment land provision identified in the Derby Housing Market Area Employment Land Review, published in 2008. However, due to the passage of time and the review of the HMA and District housing requirement, it was necessary to update employment land forecasts. The Derby HMA Employment Land Review: Forecasts Update 2013 provides evidence as to the level of employment provision needed for the Derby HMA and the three constituent local authority areas from 2008-2028 and helped inform the policies of the Draft Local Plan.

In regards to broad spatial options for housing growth in the Derby Principle Urban Area (PUA) and non-PUA, a range of options were provided. The Boulton Moor Area was the most popular choice for the PUA and a combination of locations within Swadlincote was the most popular choice for the directions of growth in Swadlincote. All options however received a degree of support. A further evidence base study was prepared and evidence was collected in regards to locations for housing growth. This evidence was used to help finalise the housing sites within the Preferred Growth Strategy and Draft Local Plan.

Multiple locations for housing delivery in the PUA have been carried forward into the Preferred Growth Strategy and the Draft Local Plan.

Regarding managing existing and future travel demands and behaviour both within and outside the PUA, option 3 (measures to increase use of alternatives to the car) was the most popular. The transport evidence suggests that such measures alone would not be sufficient to effectively mitigate the anticipated transport impacts of proposed development. Based on modelling undertaken to date, it has been concluded that transport mitigation measures should comprise a combination of new public transport services, the creation of new walking and cycling routes, demand management measures and new highway infrastructure will be needed to support the scale of growth proposed.

The District Council is no longer intending to formally allocate Woodville Regeneration Area for development, as there is no certainty as to the mix of uses that will be needed to ensure viability. However the Draft Local Plan contains a policy supporting the regeneration of the site supported by the delivery of the Swadlincote Regeneration Route.

The consultation provided four locations (and an option for no sites) for the development of a strategic distribution facility. No sites for such a facility have been allocated within the Draft Local Plan, even though this option was the fourth least popular option. Prior to March 2010 applications for rail freight interchanges would have been submitted to and determined by the District Council. However following this date applications for infrastructure projects of regional or national significance must be submitted directly to the Planning Inspectorate and determined by the Secretary of State. As a result of this change, and coupled with the fact that some of the sites previously identified are no longer available for this type of development, the Council considers that this type of development can be most effectively addressed through the use of a criteria-based policy. Such a policy can help ensure that where proposals come forward, developers will have certainty over the Council's minimum planning requirements.

Building for Life has been incorporated into the policy in the Draft Local Plan. The policy states that all development proposals are expected to perform highly against current best practice such as Building for Life 12. Further design guidance which

incorporates Building for Life is likely to be set out in later Supplementary Planning Guidance.

The use of building regulations to deliver improvements to energy efficiency in new development is the approach being carried forward into the Draft Local Plan.

Regarding development in the flood plain option 2: a special exceptions policy is being carried forward into Draft Local Plan, despite option 1 being the preferred option by consultees. It is considered that the social and economic benefits of allowing limited growth could in some cases outweigh the negative impacts in respect of health and wellbeing and objectives to reduce flood risk and climate change impacts by this option. By incorporating option 2 into the Draft Local Plan allows the Authority to be more flexible to delivery growth in areas of identified flood risk where there are clear benefits in doing so.

In regards to water supply the consultation asked whether the Core Strategy should require water consumption rates in new homes to below 125 litres per person per day set out in building regulations or whether higher standards should be set. Setting higher standards was the preferred option and this has been carried forward into a policy within the Draft Local Plan.

The Authority has incorporated a business as usual approach to how Sustainable Urban Drainage could be delivered through the Core Strategy, despite the option to set higher standards being the one preferred by consultees. Since the Council undertook this consultation, national Government has subsequently enacted the Flood and Water Management Act. Schedule 3 of this Act is likely to be implemented in 2014 (although its implementation has been delayed several times to date) and will require developers to integrate SUDS into new developments - including small scale schemes. Given that national requirements will be implemented within the plan period and overtime these will provide a level of protection to the District's watercourses and in respect of onsite flood risk comparable with any enhanced policy for South Derbyshire, it is considered that there is no longer a requirement to pursue improved SUDS provision through the Local Plan. Instead the Authority will seek to work with developers and the County Council as Lead Local Flood Authority and SUDS Approval body to implement proposed changes effectively.

The most popular option regarding affordable housing was option 1: increasing the provision of affordable dwellings by setting a lower size threshold for qualifying sites. This option has not been carried forward into the Draft Local Plan as it is unlikely to be viable in the current economic climate. Having reviewed the small sites that have come forward in the recent past many of these are on previously developed land (including former public houses) within existing urban areas (i.e. Swadlincote or the villages). By setting a low threshold the Authority could undermine the reuse of small previously developed sites which often have abnormal costs associated with demolition or remediation. Failure to secure the reuse of such sites could have detrimental impacts on surrounding communities and would undermine Government objectives to reuse brownfield sites ahead of greenfield locations. Option 2 (increase the provision of affordable housing required on sites which exceed the qualifying site size threshold) supported by a criteria based policy to allow affordable housing exceptions sites has been carried forward into the Draft Local Plan. The proposed affordable housing policy will seek to deliver up to 40% affordable housing on all sites over 15 dwellings or 0.5 hectares subject to viability; it will represent a major increase to actual historic affordable housing delivery rates and would be above the realistic HMA delivery rate for affordable housing of 25% identified in the Derby HMA SHMA.

Policy incorporating an area based approach to housing density has been included within the Draft Local Plan.

The Council is incorporating option 3 (high targets on specific sites) in regards to Lifetime Homes in the Draft Local Plan, despite option 1 (use building requirements for the provision of lifetimes) being the preferred option by most respondees. Waiting for changes to part M of the building regulation to deliver many of the requirements of Lifetime Homes is not considered a realistic option as it remains unclear whether any changes are likely to be forthcoming within the Plan period and if so, whether these would fully reflect the criteria set out in Lifetime Homes. Option 3 is likely to allow an appropriate balance to be struck between the need for the provision of homes which can adapt to the changing needs of residents and the need to reduce the costs of development to developers and in turn consumers.

An approach to retail development that allows a wider mix of town centre uses, i.e. financial and professional services and food and drink outlets as well as shops, is incorporated into the Draft Local Plan, in line with respondees' preferred option. It is considered that this approach best fits guidance published in the NPPF which indicates local planning authorities should plan positively for the future of town centres to encourage economic activity.

Option 4 (introduce levy and Section 106) is the District's preferred option in regards to how infrastructure should be funded. This was not the most popular option chosen by respondees, however changes to legislation in England and Wales which will stop Councils pooling more than 5 contributions, could hamper the delivery of larger infrastructure items through S106.

Consultation on Your Neighbourhood: Talk to Us (8th February -3rd May 2011)

Introduction

During 2011 the Coalition Government was beginning to make major changes to the planning system through the proposed Localism Act and the National Planning Policy Framework. In view of the changes the District Council along with Derby City and Amber Valley Borough Council, decided to proceed in a way which better supported localism. The District Council decided to divide the District up into 11 areas and put together a profile for each area. During 8 February to 3 May 2011 these area profiles were published for consultation. The consultations sought members of the public and stakeholder's views on the whether they agreed with the Council's understanding of the issues facing each neighbourhood set out in the Area Profiles.

The area profiles and summary leaflet can be found [here](#) and consultee responses can be found [here](#).

Who was invited to be involved at this stage and how?

Different methods of public consultation were used to maximise community and stakeholder engagement in the process.

The consultation methods used included the following:

- a) All organisations and individuals including statutory stakeholders, interest groups, developers, and agents and other individuals whose details were on the LDF database were contacted by **letter** or **emails** (where provided) to inform them of the upcoming consultation, where to find information on Your

Neighbourhood: Talk to Us, and how to get involved. An enclosed sheet/attached document provided details of the dates, times and venues of the drop in events; whilst a map on the reverse helped consultees identify which neighbourhood area they were located within or closest to. In total approximately 2000 letters and emails were sent (appendix C1 & C2).

An individual letter was sent to South Derbyshire's MP informing of the upcoming consultation and South Derbyshire Councillors were emailed a copy of the letter sent to those on the LDF database (appendix C3 & C4). All South Derbyshire Parish Councils were sent hard copies of the Area Profile document, a summary leaflet, poster, an area profile map and technical appendices for the neighbourhood area in which the Parish Councils are located (appendix C5).

Following the conclusion of the drop in events, a follow up email was sent to inform consultees that the consultation events had now ended, however comments were still welcome until the 3th May 2011 (appendix C6)

- b) Each **primary school** and **secondary school pupil** within the District received a letter (7,363 and 7,552 letters respectively) to inform parents of the upcoming consultation, where to find the area profile documents and how to get involved (appendix C7).
- c) **Flyers** advertising the consultation were distributed at all **Area Forums**. Area Forums were held on the 25 January 2010 (Repton), 26 January 2010 (Linton), 31 January 2010 (Etwall), 1 February 2010 (Swadlincote), 1 February 2010 (Newhall and the 7 February 2010 (Melbourne) (appendix C8).
- d) **Posters** were distributed to all Parish Councils, all South Derbyshire libraries, Derby City libraries, post offices and the Hatton Centre. A generic poster was created which provided details on all the consultation events and specific posters targeted to the 11 profile areas were also produced. These posters publicised the nearest consultation event (or where relevant two events) to the area, in which the poster would be displayed (appendix C9, C10, C11).
- e) A **banner** advertising Your Neighbourhood: Talk To Us was located on the home page of South Derbyshire District Council's website homepage during the consultation period. A **hotlink** on this banner lead directly to the Your Neighbourhoods: Talk to Us page, which provided further information on the consultation, area profiles and a questionnaire to download.
- f) Documents, known as Area Profiles, specific to each of the 11 profile areas were produced. Reference copies of the 11 area profile documents, summary leaflets, area profile maps and technical appendices were available to view at South Derbyshire **libraries** and Derby City libraries.
- g) A paper **reference copy** of the Your Neighbourhood: Talk To Us documents was available to view in South Derbyshire District Council's main reception along with questionnaires to complete.
- h) A **questionnaire** was produced which asked consultees whether they agreed with the District's understanding of the issues facing their neighbourhood, and to hear about what they think their neighbourhood needs are, be it more affordable housing, new play areas or better community facilities etc. A copy of the questionnaire was distributed to all Parish Councils and was available

at all South Derbyshire & Derby City (Mickleover, Sinfin, Derby Central, and Blagreaves) libraries. Consultation events and a digital version of the questionnaire was available to download from the Council's website (appendix C12).

- i) **Drop in events**, which numbered 13 in total, were held in various locations within South Derbyshire with the aim of reaching as many different sections of the community as possible. The exhibitions included information panels explaining the purpose of the consultations, and what information we would like from the public and stakeholders. Reference copies of the area profiles and Conservation Area character statements were on display along with a map showing the areas main services and other points of interest. Those who attended the event were invited to stick post-it notes on maps, with comments about the area in question. A summary leaflet and questionnaire were also available for consultees to take with them. A power point presentation specific to the area being consulted upon was on display at each event (appendix C13 & C14).

Members of the planning policy team were at the drop in events to talk through the purpose of the consultation and answer any questions members of the public and other stakeholders may have.

The drop in events took place at the following venues:

Community Area	Venue	Date	Time
Willington and Findern area	Findern Village Hall, Castle Hill, Findern	8 February 2011, Tuesday	3.30pm – 7.30pm
Repton area	Repton Village Hall, Askew Grove, Repton	10 February 2011, Thursday	2.30pm – 7.30pm
Melbourne area	Bill Shone Leisure Centre, Melbourne	15 February 2011, Tuesday	3pm – 7.30pm
Hilton and north west area	Hilton Village Hall, Peacroft Lane, Hilton	22 February 2011, Tuesday	3pm – 7.30pm
Stenson area	Stenson Field Primary School, Stenson Fields	24 February 2011, Thursday	3pm – 7.30pm
Etwall area	Frank Wickham Hall, Portland Street, Etwall	2 March 2011, Wednesday	3pm - 7.30pm
Etwall area	Mickleover Country Park Social Club, Merlin Way, Mickleover	4 March 2011, Friday	3pm – 7.30pm
Hatton area	Hatton Centre, Station Road, Hatton	9 March 2011, Wednesday	3pm – 7.30pm
Swadlincote area	Old Post Centre, High Street, Newhall	11 March 2011, Friday	3pm - 7.30pm
Swadlincote area	Swadlincote Town Hall, The Delph, Swadlincote, DE11 9DA	15 March 2011, Tuesday	3pm – 7.30pm
Southern Villages area	Rosliston Village Hall, Main Street, Rosliston	17 March 2011, Thursday	3.30pm – 7.30pm
Aston area	All Saints' Heritage Centre, Shardlow Road, Aston on Trent	22 March 2011, Tuesday	3pm – 7.30pm
Woodville area	Woodville Youth Centre, Moira Road, Woodville	23 March 2011, Wednesday	3pm – 7.20pm

Details on the number of people who attended each drop in event can be found in Appendix F1.

- j) The consultation event was usually announced on **Twitter** on the day of the consultation (appendix C15).
- k) Details of the drop in events were advertised in the **Community Voluntary Service (CVS) newsletter**. CVS staff attended four consultations (Findern, Hilton, Stenson and Swadlincote) to help staff the events and promote their services.
- l) The Your Neighbourhood: Talk To Us webpage on Council's **website** provided a map of South Derbyshire showing the profile areas. Each profile area has its own webpage containing an Area Profile Document, Summary Leaflet, Technical Appendix and Profile Map. The consultation questionnaire was also available to download and the drop in events were advertised on the webpage.
- m) Two **press releases** were published (31 January 2011, 24 February 2011) promoting the drop in events. A tailored press release was sent to the Melbourne Village Voice (April 2011) (appendix C16, C17 & C18).
- n) An **article** explaining Localism, the Big Society and publicising the next round of consultation was published on the 6 February 2011 on the Burton Mail community page (appendix C19). For the January edition of Derbyshire First Newspaper an article was written on behalf of the Derby HMA authorities publicising this round of consultation (appendix C20).
- o) Say no to Mickleover Sprawl website publicised the Mickleover drop in event (appendix C21).
- p) On 26 January 2011 an HMA-wide training event was held for elected Members at Pride Park, Derby. The event covered changes to the plan-making context, an indicative work programme for the Local Plan and community engagement (appendix C22, C23 & C24).
- q) On 14 April 2011 discussions were held with the Local Strategic Partnership Sustainable Development Group regarding the consultation.
- r) *In February 2012 a Parish Liaison meeting was held to update Parishes on the progress of the Core Strategy (appendix C25).*
- s) *Attending the Values and Attributes group in April 2011 to update them on the Cores Strategy progress (appendix C26)*
- t) A **short URL code** was created for the District Council's webpage, which contained information on the consultation.

What were the main issues the representations raised?

- The respondees across the District were relatively consistent in terms of the key things that they liked about their neighbourhood and what they would like to see preserved. Across the District residents value the open and rural

character of South Derbyshire's landscape. The character of villages, village life and the sense of community were also valued. Specific areas such as Repton and Melbourne were treasured for their historic character. In addition, access to services and facilities and the road network were mentioned by numerous residents.

- The aspects of South Derbyshire that respondents would like to see improved were more spatially varied. However the issues which cover large parts of the District include the provision of parking, improvements to/additional footpaths and cycle links, improvement to existing local community facilities including recreational facilities, and, predominantly in the rural area, improvements to public transport. There was an aspiration of affordable housing in some areas including the Etwell area, Repton area, Woodville area, Willington and Findern area and the Aston area.
- Consultees were asked whether there is enough to do within their neighbourhood in terms of leisure. A mixed response was received, with some residents suggesting that there is enough to do, whilst others suggested that there is not enough to do and suggested improvements. This was the case for all 11 areas, apart from Hilton which received two responses in regards to this question, both of which suggest there is not enough to do in the area. Appendix C27 provides further information on the responses to this question.
- Improvements suggested to local sport and leisure facilities, were specific to the 11 areas in questions. These can be found in appendix C27. It was however suggested that further sports activities/clubs are required for children/teenagers.
- In response to the question 'what type of sport and leisure facility do you like?' a wide range of activities were stated. The main activity which consultees stated was walking, which received 37 comments, followed by swimming with 33 comments. The third most popular activity was cycling with 20 comments, followed by tennis (10 comments), yoga (seven comments), badminton (six comments), football (five comments), gym (five comments), cricket (three comments) and gardening (three comments). Appendix C27 provides a table showing how many respondents from the 11 areas within South Derbyshire stated they liked each of the main sports/activities.
- Reasons were provided for what stops consultees taking part in sport and leisure activities. The main reasons given include age, which received 10 comments, high costs (nine comments received), time availability of activities/leisure centre (four comments), childcare (four comments), limited public transport (four comments), distance (three comments), lack of facilities (four comments) and limited time/other commitments (four comments). 34 responses however suggest that nothing stops them taking part in sport and leisure activities. Appendix C27 provides a table showing how many respondents from the 11 areas within South Derbyshire stated which factor restricts them from taking part in sport and leisure activities.
- A range of community facilities and services across the 11 neighbourhood areas were suggested for improvement. The community facilities/services which were suggested across large parts of the District include: improvement to bus services, improvements to medical assistance and local shops.

Suggested improvements to community facilities or services within the 11 areas can be found in appendix C27.

A full summary of representations received for this consultation can be found in appendix C27.

How were the representations taken into account?

The consultation provided the District Council with a broad understanding of the issues facing each of the 11 areas and these were taken into consideration when determining housing and employment allocations.

The premise of the 11 areas of the District was incorporated into the Draft Local Plan. Area based chapters have been created which provide an overview of the area in question, objectives for the area over the plan period and policy for the area to help achieve the objectives. The policy within the area based chapters includes the amount and location of strategic housing and employment development, any opportunities to enhance the environment and leisure, recreation and tourism, any alterations to the greenbelt and improvement to transport within the area over the plan period.

Consultation on Options for Housing Growth (12 July – 30 September 2011)

Introduction

During 2011 the Localism Act was being proposed and it was expected that the rigid regional targets setting out the amount of new homes to be built within the East Midlands Regional Plan was to be abolished. The Council therefore needed to consider afresh how much development should take place in the Derby Housing Market Area up to 2028 and where it should be located. In July 2011 the Council published 'Options for Housing Growth' to consult on this matter. The consultation was carried out from the 12 July 2011 to 30 September 2011.

The Options for Housing Growth document can be found on the Council's website [here](#) and consultee responses can be found [here](#).

Who was invited to be involved at this stage and how?

Different methods of public consultation were used to maximise community and stakeholder engagement in the process.

The consultation methods used included the following:

- a) All organisations and individuals, including statutory stakeholders, interest groups, developers and agents on the LDF consultation database were contacted by letter or email (where provided) to inform consultees of the consultation, where to find the Options for Housing Growth document and how to get involved. A black and white copy of a poster was enclosed/attached, together with information regarding the dates, times and venues of the upcoming drop in events. In total 1,069 **letters** and 779 **emails** were sent (appendix D1 & D2).

All South Derbyshire's Councillors, Parish Councils and South Derbyshire's MP were informed of the consultation either by letter or email (appendix D3, D4 & D5).

- A follow up email was sent to those on the LDF database on the 23 September 2011, reminding consultees of the consultation closing date (appendix D6).
- b) Each **primary school pupil** within the District received a letter (7,363 letters in total) to inform parents of the upcoming consultation, where to find the document and how to get involved (appendix D7).
 - c) **Posters** advertising the dates and locations of the drop in events were distributed to all Parish Councils and were displayed on notice boards at the Delph and High Street, Swadlincote (appendix D8).
 - d) 200 **flyers** advertising the dates and locations of the drop in events were distributed to members of the public at the Festival of Leisure on the 25-26 June 2011 (the flyers were an A5 version of the poster).
 - e) Flyers advertising the consultation were distributed at the first three **Area Forums** during the consultation, after this, summary leaflets were circulated. At all Area Forums a statement was read out under 'Chair Announcements' explaining the consultation and to refer to the flyers/leaflets for more information. The Area Forums were held on 5 July 2011 (Linton), 14 July 2011 (Repton), 9 July 2011 (Melbourne), 26 July 2011 (Etwall), 27 July 2011 (Newhall) and 28 July 2011 (Swadlincote).
 - f) A reference copy of the main document, posters advertising the drop in events and copies of the questionnaire were distributed to all South Derbyshire **Libraries** and libraries at Sinfin, Blagreaves Lane (Littleover) and Mickleover.
 - g) A paper **reference copy** of the Options for Housing Growth document was available to view in South Derbyshire District Council's main reception along with questionnaires to complete.
 - h) A **questionnaire** was produced which asked consultees their thoughts on the amount of housing required within the District and broad locations for housing development. A paper copy of the questionnaire was available at all South Derbyshire Libraries, and consultation events. An electronic copy of the questionnaire was available to download from the Council's website and was available to complete online. The Options for Housing Growth document contained a link to the District's online consultation system. When consultees clicked on the text contained in each question on page 17 of the document, consultees could submit their comments online, once registered (appendix D9).
 - i) **Drop in events**, which numbered 16 in total, were held in various locations within South Derbyshire with the aim of reaching as many different sections of the community as possible. The exhibitions included information panels explaining: the reason for the consultations, why more housing is needed within South Derbyshire, four possible growth options and potential distributions of future housing growth. Reference copies of the main document were on display along with a coloured A3 summary leaflet and questionnaires, which consultees could take away with them. Members of the planning policy team were at the events to talk through the consultation document and answer any questions members of the public and other

stakeholders may have (appendix D10 & D11). A PowerPoint presentation relevant to the area in which the drop in event was being held, was repeated on loop.

The drop in events took place at the following venues:

Venue	Date	Time
Findern Village Hall, Castle Hill, Findern	12 July 2011, Tuesday	3.30pm – 7.30pm
Frank Wickham Hall, Portland Street, Etwall	13 July 2011, Wednesday	3pm – 7.30pm
Repton Village Hall, Askew Grove, Repton,	14 July 2011, Thursday	2.30pm – 7.00pm
Swadlincote Town Hall, The Delph, Swadlincote,	15 July 2011, Friday	10am – 2.30pm
Mickleover Country Park Social Club, Merlin Way, Mickleover	15 July 2011, Friday	3.30pm – 7.30pm
The Mease Pavilion, off The Mease Hilton	18 July 2011, Monday	6pm – 7.30pm
Bill Shone Leisure Centre, High St, Melbourne	19 July 2011, Tuesday	3pm – 7.30pm
Woodville Youth Centre, Moira Road, Woodville	20 July 2011, Wednesday	3pm – 7.30pm
All Saints' Heritage Centre, Shardlow Road, Aston on Trent	21 July 2011, Thursday	3pm – 7.30pm
Sinfin Moor Social Club, Arleston Lane, Stenson Fields	26 July 2011, Tuesday	3pm – 7.30pm
Rosliston Forestry Centre, Rosliston	27 July 2011, Wednesday	12pm – 5pm
Rosliston and Cauldwell Village Hall, Main Street, Rosliston	27 July 2011, Wednesday	6pm-7.30pm
Hilton Village Hall, Peacroft Lane, Hilton	1 August 2011, Monday	3pm – 7.30pm
Hatton Centre, Station Road, Hatton	3 August 2011, Wednesday	3pm – 7.30pm
Old Post Centre, High Street, Newhall	4 August 2011, Thursday	3pm – 7.30pm
Swadlincote Library, Civic Way, Swadlincote	9 August 2011, Tuesday	3pm – 7pm

Details on the number of people who attended each drop in event can be found in Appendix F1.

- j) The consultation events were usually announced on **Twitter** on the day of the consultation (appendix D12).
- k) The Planning Policy Manager undertook a **radio** interview on Touch FM on 25 July 2011, with the aim of informing listeners of the consultation.
- l) Two **press releases** were published (7 July 2011 & 21 July 2011) detailing the consultations and listing the drop in events (appendix D13 & D14).
- m) Specific **press releases** written for local magazines were sent in time to advertise the local drop in event(s). The press releases were sent to the following local magazines: Hilton and Dove Valley Life; Repton magazine; Hatton News; Etwall Express; Melbourne Village Voice and Willington magazine (appendix D15, D16, D17, D18, D19 & D20). The Council also posted on mickleoverpeople.co.uk (appendix D21) and Hilton South

- Derbyshire Village Forum regarding Mickleover and Hilton consultation events.
- n) An **article** explaining and publicising the Options for Housing Growth consultation was published on the 2 July 2011 on the **Burton Mail community page** (appendix D22).
 - y) **Banner** advertising the consultation was uploaded to South Derbyshire District Council's website from the 12 July 2011 throughout the 'drop in stage' of the consultation period (appendix D23). A **hotlink** on this banner took consultees directly to the Options for Housing Growth webpage, which provided further information on the consultation, and contained the main document and questionnaire to download.
 - o) Details of drop in events were advertised on the **Community Voluntary Service (CVS) blog and newsletter**. CVS staff were invited to attend events, however were unable to do so due to staffing constraints.
 - p) Drop in events were publicised on the Derby Housing Market Area website from the 8 July 2011, the additional event at Swadlincote Library was later added to the HMA website (8/07/2011).
 - q) On the 21 July 2011 (9.30-11.30am) the HMA local authorities held a consultation event at Pride Park Stadium, Derby. The HMA invited representatives from the business community and other key stakeholders across the HMA to provide consultees with an opportunity to comment on how the HMA was taking forward planning and localism over the coming months. The event included a PowerPoint presentation on the authorities' aligned core strategies and provided different scenarios on the amount of new housing required across the HMA and where it should be located. This was followed by a question and answer session (appendix D24).
 - r) Drop in events were publicised on **South Derbyshire District Council website**, once the subsequent event at Swadlincote Library was booked, the website was updated to include this addition. The Options for Housing Growth document along with the questionnaire was also available to view online from the Councils website
 - s) Member training was undertaken on the 25 May 2011, which included a presentation on The Options for Housing Growth consultation which was forthcoming at the time.
 - t) A presentation was given to the Sustainable Development Partnership, Sustainable Development Group on the 18 July 2011 regarding this consultation and the Local Plan (appendix D25).
 - u) **Parish Council Training** was undertaken in May 2012. A PowerPoint presentation was given to parish councils on the planning application process, the local plan progress and stages, the introduction of Localism, the NPPF and Duty to Cooperate (appendix D26).
 - v) *A Derby HMA Housing Requirement Study **stakeholder workshop** was held on the 6th March 2012 (appendix D27).*
 - w) A Derby HMA Local Development Framework **newsletter** was published in February 2012 regarding South Derbyshire District Council and Derbyshire's

County Council webpage. The newsletter provided an overview on the Government's localism reforms to the planning system, headline results to the Options for Growth consultation and a timetable for the HMA Core Strategy publication (appendix D28).

- x) A **short URL code** was created for the District Council's webpage, which contained information on the Options for Housing Growth consultation.

What were the main issues the representations raised?

In summary the main issues raised at this consultation stage were as follows:

- A clear divide was received between developers and residents on the amount of housing that should be provided within the District. The majority of local residents wanted as a maximum 'balanced migration (30,000 per annum) or lower, whilst the majority of developers/agents suggested higher levels of growth, scenario 3 (Regional Plan Targets) and scenario 4 (Government Projections).
- A mix of opinion was received on whether the Regional Spatial Strategy (RSS) housing figure was the most acceptable housing figure to take forward into the local plan or whether the ONS figures should be used. Those that were in support of the RSS figure state that the figure has been subject to background evidence and examination in public. However concern has been raised as to whether the figure is out of date, as at the time the Government projections were new and some suggested offer a more reliable source of information for housing need. It was also suggested that the ONS figures complies with the Governments pro-growth agenda, therefore using this figure would help the local plan be in line with emerging policy and legislation.
- Mixed views were received on the distribution of new housing within the Derby HMA. Option 2 (a greater role for other towns) received the most support with 26 comments, followed by option 1 (concentrating most development in and adjoining Derby) which received 23 comments. Option 3 (a greater role for rural settlements) was the third most popular option with 13 comments and only three comments in support of option 4 (new settlement) were received. However numerous negative comments regarding a new settlement were received.
- Widespread agreement was received from consultees on the redevelopment of brownfield land within Derby City. However there was a split between developers and residents on whether 10,000 new homes could be delivered in Derby City between 2008-2028. Residents were in the main of the opinion that this could be achieved, whereas developers/agents raised concern about this. Reasons given for this concern include: brownfield sites used have viability issues (for example through previous contamination of sites), other uses such as leisure may develop on brownfield sites, cannot assume that all sites identified through the Strategic Housing Land Availability Assessment will be delivered within the 15 year period.
- As a generalisation developers submitted comments in support of urban extensions, while there was not large support from urban extensions from residents. A range of locations for urban extensions were suggested by consultees. The locations which were suggested more than once include:

Mickleover (four comments received), the north side of the A50 (three comments received) and developing to the south west of the city (three comments received). Locations which should be avoided were also suggested. Development in and around the Mickleover area received the most opposition followed by the Stenson Field, Sinfin area. Other locations also received support and opposition; these can be found in appendix D29.

- The majority of responses received do not agree with identifying sites for development within the Green Wedge and Green Belt. However some locations for development within the Green Wedge and Green Belt were suggested, these suggestions can be found in appendix D29.
- Regarding development within Swadlincote the majority of responses were positive; however some negative comments disagreeing with further housing development were received. Locations suggested for housing development within Swadlincote include, Woodville area, Cadley Hill and Church Gresley Industrial Estate.
- The majority of responses received were positive in regards to development taking place within villages (39 comments). Reasons given for this included: keeping communities alive, schools growing and making areas more capable of supporting local services. Specific villages were suggested for development. These suggestions can be seen in appendix D29. 13 comments were however received which disagree with development in villages. Reasons given for this include, rural areas have had enough new development; it's vital to preserve villages; development in villages will result in longer car journeys to employment.
- The idea of a new settlement was not a preferred option for most respondents. Specific locations for a new settlement were however suggested, these locations included, Drakelow Power Station, expansion of Hilton, east of Nottingham, between Hatton and Hilton, north west Derby, north of Derby, west of Swadlincote, between Repton and Swadlincote, expansion to Heatherton village and Findern to re-join with its local school.
- Highway improvements were the most suggested key investments required in communities, followed by the provision of leisure and recreational facilities, open space provision and school provision. Specific locations where these requirements are necessary were suggested. These can be seen in appendix D29. Locations for housing development were also suggested in response to key investments requirements.

A full summary of representations received from this consultation can be found in appendix D29.

How were the representations taken into account?

Due to the mixed response received from consultees on the amount of housing that should be provided within the Derby HMA, it was decided that the Derby HMA needed to commission work to determine a precise Derby HMA housing figure based on robust evidence. It was considered that due to the upcoming abolishment of the East Midlands RSS, the RSS figure could not be brought forward into the Local Plan unless evidence proved otherwise. The Housing Requirement Study was

commissioned, and provided the evidence base and housing figure which the Derby HMA consulted upon within its Preferred Growth Strategy consultation.

Regarding the location of proposed housing development within the Derby HMA and South Derbyshire, the District Council proposed the majority of its housing sites within its Preferred Growth Strategy and Draft Local Plan around the edge of Derby City, followed by housing development within Swadlincote. This is despite receiving opposition from residents to urban extensions; conversely however, in general urban extensions received support from developers. The majority of responses favoured a greater role for other towns regarding the distribution of new housing, followed closely by support for option 1 – concentrating most development in and adjoining Derby. It is important to accommodate housing needs which arise as a result of South Derbyshire's proximity to Derby City; therefore the District proposes a significant proportion of its housing need physically adjacent to the City of Derby.

Further work was undertaken after this consultation to determine the preferred and non-preferred housing sites within South Derbyshire's Preferred Growth Strategy.

Development within some villages within South Derbyshire is proposed within the District's Draft Local Plan. Care has been taken to allocate sites which will not detrimentally affect the character of the villages.

In regards to development taking place within the Green Belt, the District Council decided to submit Boulton Moor Phase 3 as a preferred site within its Preferred Growth Strategy and Draft Local Plan, notwithstanding that the majority of responses to this consultation did not agree with identifying sites within the Green Belt. The District Council made this decision based on evidence and the NPPF. The NPPF states that changes to the Green Belt boundary can occur through the preparation or review of the Local Plan in exceptional circumstances. The Green Belt study 2012 (Technical Assessment of the Derby Principal Urban Area Green Belt Purposes) states the construction of the A50 and the A6 now forms a physical feature in the landscape and the area now bounded by London Road and A6 spur is landlocked and does not contribute to the openness of the Green belt. The study suggests that there is opportunity to consider whether the Green Belt boundaries in this location could be amended through minor changes and states that the land to the south west of Thulston "now appears to preforms a Green belt role and could therefore be incorporated into it."

Following the Options for Housing Growth consultation, the idea of a new settlement within South Derbyshire was not progressed any further.

Further work was undertaken on the highway improvements required to help mitigate any significant transport implications caused by development. These highway improvements were consulted upon in the Preferred Growth Strategy and the Draft Local Plan.

Consultation on Preferred Growth Strategy (October – 21 December 2012)

Introduction

The next stage of the process was for the District Council to produce a Preferred Growth Strategy for South Derbyshire. The document sought to expand on and address issues raised in previous consultations and included:

- spatial vision and spatial objectives for South Derbyshire
- the amount of new housing needed within the District
- the location of preferred and non preferred strategic sites to deliver housing development
- the location of two potential strategic employment sites
- how we should deal with the Nottingham – Derby Green Belt.

Consultation on the Preferred Growth Strategy ran from October 2012 until 21 December 2012. The Preferred Growth Strategy document can be found on the Council's website [here](#) and responses to the consultation can be found [here](#).

Who was invited to be involved at this stage and how?

Different methods of public consultation were used to maximise community and stakeholder engagement in the process.

The consultation methods used included the following:

- a) All organisations and individuals on the LDF consultation database were contacted by **letter** or **email** (where provided), informing them of the consultation, how to find further information and how to make a representation. A black and white copy of a poster was also enclosed/attached which provided details of the dates, times and venues of the upcoming drop in events (appendix E1). In total 580 **emails** and 1,364 **letters** were sent.
- b) All South Derbyshire Councillors, Parish Councils, and South Derbyshire's MP were sent a hard copy of the Preferred Growth Strategy document, a questionnaire and a colour copy of a poster advertising the drop in events across the District (appendix E2). All Parish Councils were also posted a copy of the Preferred Growth Strategy document (appendix E3).

Two follow up emails were sent to those on the LDF database. The first was emailed on the 24 October 2012, with an attached updated poster, which included additional consultation events. The second was emailed on the 5 December 2012 informing consultees that the drop in events were coming to an end, but there was still time to comment (appendix E4 & E5). A follow up letter was also sent on the 24 October 2012 to Parish Councils with an updated poster, informing of the additional consultation events (appendix E6).

- c) **Flyers** advertising the dates and locations of the drop in events were distributed to those who attended South Derbyshire Area Forums at the time of the consultation (appendix E7).
- d) **Posters** with dates and locations of the drop in events were distributed to all Parish Councils, and all South Derbyshire libraries and libraries at Burton upon Trent and Derby Central (see appendix E8).

- e) A reference copy of the main document, a poster advertising the drop in events, copies of the questionnaire and summary leaflets were distributed to all **South Derbyshire Libraries** and libraries at Burton upon Trent and Derby Central.
- f) A paper **reference copy** of the PGS was available to view in South Derbyshire District Council's main reception along with questionnaires to complete.
- g) An advert regarding the Preferred Growth Strategy was added to a rolling presentation on the **screens** within South Derbyshire District Council **main reception**, during the consultation period (appendix E9).
- h) A **banner** advertising the Preferred Growth Strategy was uploaded onto South Derbyshire District Council's website homepage during the consultation period. A **hotlink** on this banner took you directly to the Preferred Growth Strategy webpage which provided further information on the consultation (appendix E10).
- i) **Questionnaires** were produced which asked consultees their thoughts on the PGS. The questionnaires were available at all drop in events, all South Derbyshire Libraries, and a copy was posted to all Parish Councils. The questionnaire was also available to download from the Council's website and available to complete online through Survey Monkey. The link to which could be accessed from the Preferred Growth Strategy webpage (appendix E11).
- m) The District undertook 14 **drop in events** across South Derbyshire with the aim of reaching as many different sections of the community as possible. Derby City Officers attended three of these events at locations, which are in close proximity to the boundary of Derby City (Aston on Trent, Stenson Fields Primary School and Mickleover Country Park). South Derbyshire Officers also attended two consultation events organised by Derby City at locations, which again are in close proximity to the boundary of South Derbyshire (Chellaston Academy and Littleover Methodist Church). This ensured that those residents/consultees within South Derbyshire and Derby City who live/work in close proximity to the boundary of the two authorities were informed of both authorities PGS and had an opportunity to talk to officers at both authorities.

The exhibitions included information panels explaining the purpose of the consultation, proposed scale of housing development, maps showing the Council's preferred and non-preferred locations of housing development and potential employment sites (appendix E12). Reference copies of the main document were on display along with copies of a coloured A3 summary leaflet (appendix E13) and questionnaire, which consultees could take away with them. Members of the planning policy team were at the consultation events to talk through the PGS and answer any questions members of the public and other stakeholders may have.

Letters to the parents of pupils attending primary and secondary schools within the District were not distributed as part of the Preferred Growth Strategy consultation; the letters distributed during the previous two consultations had yielded no notable increase in either the turnout at drop in events or in the number of representations received.

Once the consultation had begun it was apparent from feed back from members of the public and local councillors that there was demand for additional consultation events in three locations within the District, given the importance of the proposed consultation to the future of South Derbyshire. Three additional events were added at Newhall, Church Gresley and Elavston once the consultation was underway.

Information regarding the additional events were uploaded onto the District Council's website, emails informing those on the LDF database of the additional drop in events were sent and updated posters were sent to Parish Councils (appendix E14).

No time extension for the consultation was demanded due to the additional drop in events being organised early on in the consultation process, allowing sufficient time to advertise the events and for consultees to comment after the last drop event at Elvaston on the 6 December 2012.

The drop in events took place at the following venues:

Venue	Date	Time
Frank Wickham Hall, Portland Street, Etwall,	15 October 2012, Monday	3pm –7.30pm
Hilton Village Hall, Peacroft Lane, Hilton	17 October 2012, Wednesday	3pm– 7.30pm
Swadlincote Market, High Street, Swadlincote	19 October 2012, Friday	10am - 2.00pm
Swadlincote Market, High Street, Swadlincote	20 October 2012, Saturday	10am –2.00pm
Hatton Centre, Station Road, Hatton	22 October 2012, Monday	3.15pm - 7.30pm
All Saints' Heritage Centre, Shardlow Road, Aston on Trent	23 October 2012, Tuesday	3pm – 7.30pm
Littleover Methodist Church <i>(Joint Derby City Event)</i>	1 November 2012, Thursday	3.30pm - 7.30pm
Old Post Centre, High Street, Newhall	5 November 2012, Monday	3pm – 7.30pm
Stenson Fields Primary School, Heather Close, Stenson Fields, Derby	7 November 2012, Wednesday	4pm - 7.30pm
Findern Village Hall, Castle Hill, Findern	9 November 2012, Friday	3pm –7.30pm
Woodville Youth Centre, Moira Road, Woodville	12 November 2012, Monday	4pm – 7.30pm
Mickleover Country Park Social Club, Merlin Way, Mickleover	14 November 2012, Wednesday	3pm – 7.30pm
Melbourne Assembly Rooms	16 November 2012, Friday	3pm-7.30pm
Church Rooms, adjacent to St George and St Mary's Church, Church Street, Church Gresley	19 November 2012, Monday	3pm –7.30pm
Chellaston Academy <i>(Joint Derby City Event)</i>	21 November 2012, Wednesday	3.30-7.30pm
Elvaston Village Hall	6 December, Thursday	3pm-7.30pm

Details on the number of people who attended each drop in event can be found in Appendix F1.

- n) The summary leaflets and notice boards used at the consultation events incorporated a **QR code**, which when scanned with a smart phone, took you directly to the District Council webpage with information on the Preferred Growth Strategy (PGS). The QR code was used 30 times during the consultation.
- o) The drop in events were announced on **Twitter** on the day of the consultation and tweets were made throughout the drop in events with how the events were progressing, consultees' views on the PGS and quotes from planning officers. If consultees tweeted a question, planning officers sought to respond swiftly. During the course of the 16 consultation events, more than 600 tweets covering a diverse range of subjects were sent out, with a quarter retweeted to 34,340 more followers. (Appendix 13 provides a case study of the social media used by Northgate Public Services to promote the Preferred Growth Strategy.)
- p) A **short URL code** was created for the District Council's webpage, which contained information on the Preferred Growth Strategy (www.south-derbys.gov.uk/localplan). This URL code was used 665 times during the consultation.
- q) **Press realises** targeted to specific media outlets were sent to Etwall Express, Hatton News, Hilton Dove Valley Magazine, Melbourne Village Voice, Repton Parish Magazine, Walton Newsletter, Willington Resource 2012 and Derbyshire First (appendix E15 - 23). Five further press releases regarding the Preferred Growth Strategy were sent to those on the South Derbyshire's press mailing list on the 10 October 2012, 12 October 2012, 21 September 2012 and 7/December 12 (appendix E24-28).
- r) **Articles** regarding the PGS were published in the Melbourne Village Voice (November 2012), Swadlincote Post (30 November 2012), and Derby Telegraph Online (14 November 2012), all of which can be found in appendix E29 to E31.
- s) An **HMA stakeholder event** took place at Derby County Stadium on the 17/10/2012. The event was particularly aimed at infrastructure and utility providers, house builders and housing associations. Appendix E32 provides a list of stakeholders who attended the event.

The event was split into two sections. The first section welcomed the stakeholders to the event and a planning policy officer from each HMA Authority presented each authorities preferred employment and housing sites and how the sites connect on a HMA wide basis. A0 maps showing the Authorities preferred housing and employment sites were on display at the event.

The second section of the event provided stakeholders with the opportunity to discuss the PGS and any concerns they may have with planning officers on a one to one basis.

- This structure was then repeated in the afternoon, with further stakeholders attending the afternoon session.
- t) The Planning Policy Manager attended **Chellaston Neighbourhood Forum**. A verbal presentation was given on the PGS followed by a question and answer session on the proposals.
 - u) An event was organised to discuss **Western Power Distribution's** capacity to accommodate the preferred sites within Derby City, Amber Valley and South Derbyshire. Planning officers from each Authority and Western Power Distribution attended the event and discussed this issue.
 - v) During the consultation period the **Local Plan Blog** was updated to provide further information on the PGS. The Blog could be accessed from the PGS page on the District Council's website. The Blog included a video (of the Planning Policy Manager) explaining the District's PGS, an update on how the consultation events were progressing, a PowerPoint presentation on the PGS (available to view online or download), an electronic copy of the PGS document to view online, a link to the questionnaire, a table showing the dates and locations of the consultations, contact information and pictures from consultation events. Through the Blog we sought stakeholder's views, ideas and questions on the proposed local plan and responded to questions posted on the Blog. During the consultation period the Blog was viewed 3,580 times. Appendix E33 provides a copy of the content of the Blog during the consultation period.
 - w) A presentation was given to the **Local Strategic Partnership, Sustainable Development Group in November 2012** on the PGS (appendix E34).
 - x) **Member workshops** were undertaken to update South Derbyshire Members of the progress of the LDF and inform on the PGS.
 - y) The video was uploaded onto **You Tube** which discussed the District's Preferred Growth Strategy (appendix E35).
 - z) On 23 November 2012, GL Hearn held a **workshop session** to share their draft findings on employment land requirements with a Project Steering Group comprising local authority officers, land agents and development interests.

What were the main issues the representations raised?

In summary the main issues raised at this consultation stage were as follows:

- A mixed response was received on whether consultees agreed with the Preferred Growth Strategy vision. Further analysis of the responses regarding the vision can be found in Appendix E36.
- A controversial issue was the scale of distribution proposed: 33,700 dwellings in the HMA and 12,700 dwellings across South Derbyshire. There were numerous responses that questioned the proposed housing figure for the Derby HMA and South Derbyshire's appointment. In general the majority of residents considered that the scale of growth proposed would be too large for South Derbyshire, whereas developers and planning consultants suggest that the proposed housing figures (for the HMA and South Derbyshire) should be increased further. A group of planning consultants and associated clients led by Pegasus Planning jointly produced a critique of the Housing Requirements

Study and concluded that an HMA figure of 54,482 dwellings would be more appropriate up to 2028.

- Positive and negative responses were received for all of South Derbyshire's preferred and non-preferred housing sites. The two sites which received the most comments were Wragley Way and Church Street. The main concerns for Wragley Way are the quantity of housing proposed together with concerns for the existing road infrastructure, including the country lanes that run south from the site. With regards to Church Street, the main concerns raised were where the access points to the site would be, the loss of greenfield land and concern from existing residents of the present drainage problems. A summary of the responses received for each preferred and non-preferred site can be found in appendix E36.
- Regarding housing development one of the main issues raised was the lack of capacity within schools, particularly within secondary schools and sites which may affect John Port, Chellaston Academy and Sinfin Moor Community School.
- Whether the existing road infrastructure is able to cope with the proposed housing and employment development was another issue regularly mentioned by respondents and what the possible mitigation might be.
- It was apparent from the responses that there was some confusion over the meaning of the Government's policy of 'safeguarding' Green Belt land. As a result, it was difficult to draw a definitive conclusion from the responses received. The majority of the public however suggest that the land should not be safeguarded for development and should instead continue to be protected as Green Belt. The main reasons given for this include: leaving the land for agriculture use, Green Belt land is required to prevent urban sprawl and protect the character of villages, and that developing a site within the Green Belt would affect wildlife.

There were however some members of the public who agreed with safeguarding Green Belt land for development. A mixed response was also received from developers and agents on this matter.

- The majority of responses received agree that land should be allocated for strategic employment purposes south of the Global Technological Cluster at Sinfin Moor and a northwards extension of the Dove Valley Park. Some of the reasons for agreement on this matter include: further employment is necessary, the region is already being used for employment purposes, Dove Valley Park has good links to major roads, the Global Technology Cluster is close to the existing population and infrastructure and the proposed A50 junction would be useful to this development.

However comments of opposition were also received for both allocations. Some of the main reasons for the objections to the proposed allocations include: the impact on the area and traffic being too large and putting strain on local resources. There was also some concern about the proposal at Dove Valley Park, given its scale, the fact that the location is rural, and the effect it would have in the area.

A full summary of representations received for this consultation can be found in appendix E36.

How were the representations taken into account?

As discussed the scale of housing proposed was a controversial issue, with most residents considering the number to be too high and most consultants/developers considering the number to be too low. Further work was undertaken by GL Hearn on the Derby HMA housing requirement for the area (Housing Requirement Study). This work took into account the most recent Government projections. The additional work produced a slightly higher HMA housing requirement than the 33,700 stated with the PGS and is considered to be based on a robust and sound evidence base.

Due to the increase in housing figure for South Derbyshire (as a result of the increased HMA housing requirements), additional housing sites were required to meet this requirement. Some of the additional sites proposed within the Draft Local Plan were non preferred sites within the PGS and have received some negative comments in regards to development from previous consultations including the PGS. It is considered however, that the chosen sites are the most sustainable for development out of the options available to the Authority.

Regarding lack of capacity within schools, further joint working between South Derbyshire, Derby City and the Education Authorities for the City and the County has been undertaken to help determine where additional school capacity or new schools could be suitably located, to ensure that there is sufficient school capacity to cater for the number of pupils arising from the proposed housing allocations.

With regard to concern that road infrastructure would be unable to cope with future employment and housing development, further joint working between South Derbyshire, Derbyshire County Council, Derby City and the Highways Agency was initiated to determine likely impacts and potential mitigation solutions.. This on-going work will be used to identify and mitigate the transport impacts of development proposals in the Draft Local Plan.

The Green Belt in South Derbyshire will continue to be protected subject to small scale alterations to reflect existing development on the ground (removal of Boulton Moor Phase 3 site from the Green Belt and the inclusion of a 13ha piece of land to the south west of Thulston into the Green Belt). A Technical Assessment of the Derby Principal Urban Area Green Belt states that construction of the A50 and the A6 now forms a physical feature in the landscape and the area now bounded by London Road and A6 spur is landlocked and does not contribute to the openness of the Green belt. The study suggests that there is opportunity to consider whether the Green Belt boundaries in this location could be amended through minor changes.

At this stage South Derbyshire will not safeguarding any Green Belt land. The NPPF states the general extent of 'Green Belts across the country is already established' and 'once established Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan'. The NPPF goes on to add that where necessary land can be safeguarded 'between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period'. It is considered that further evidence is required to justify the removal of Thulston Fields from the Green Belt.

Within the Draft Local Plan land to the north of Dove Valley Business Park is identified for employment development in exceptional circumstances where the

needs of a single large end-user cannot be met on any of the allocated employment sites and the land to accommodate the proposed Global Technology Cluster extension is safeguarded for employment development in the longer term, beyond the plan period. This approach will ensure that investment is not diverted away from the Global Technology Cluster within Derby City, whose successful delivery will be of critical importance to the future of Derby's economy.

The **workshop session** held by GL Hearn to share their draft findings on employment land requirements informed the Derby HMA Employment Land Review Forecasts Update, published in March 2013.

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